Key: 1245

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,233

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
YACONETTI EDWARD & MARIE PO BOX 756 NO TRURO, MA 02652-0756	39-118-0	7 TURNSTONE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
YACONETTI EDWARD & MARIE	09/22/1983	99		3874-319

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

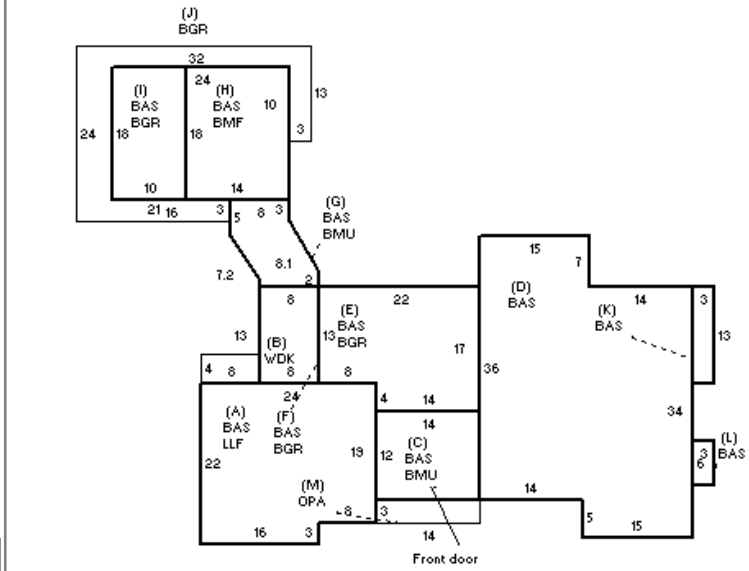
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
13-144	06/13/2013	90	BP NVC	1,425			100	100
99-199	11/01/1999	10	ALL OTHERS	18,000	01/01/2001		100	100
98-035	02/01/1998	2	ADDITION	75,000	04/01/1999		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	1.00	1	1.00	828,230	1.00	1	1.00	V8	2.30			641,880
300	A	0.285	11A	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V8	2.30			18,030

TOTAL	1.060 Acres	ZONING	RES	FRNT	0
Nbhd	SHEARWATER	NOTE	FY11=CHGD SPG SF PER PLAN FOR BP#99-199 (SEE PHOTO)+VW DECR PER FIELD REV=SAME VW AS 39-208.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	659,900	573,800
BUILDING	1,115,600	911,400
DETACHED	15,400	14,700
OTHER	0	0
TOTAL	**1,790,900**	**1,499,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A 1.00	E 1.00	IRREG	2000	355	43.47	15,400

PHOTO 05/07/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2018	LG
LIST	5/7/2018	LG
REVIEW	12/10/2010	MR-

YEAR BLT	1984	SIZE ADJ	0.980
NET AREA	3,234	DETAIL ADJ	1.000
$NLA(RCN)	$500	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	$7,000
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	504	1984	311.13	156,810
B	WDK	N	ATT WOOD DECK	32		130.30	4,170
+	BMU	N	BSMT UNFINISHED	270		122.12	32,974
+	BAS	L	BAS AREA	2,092	1984	418.50	875,493
+	BGR	N	SF BSMT GARAGE	905		125.73	113,785
+	BAS	L	BAS AREA	638	1998	418.50	267,001
H	BMF	N	BSMT FINISH	252		213.59	53,826
M	OPA	N	OPEN PORCH	42		169.08	7,101
	WDK	N	ATT WOOD DECK	1,224		67.39	82,482
	F11	O	FPL 1S 1OP	1		16,195.20	16,195

TOTAL RCN	1,616,835
CONDITION ELEM	CD

EFF.YR/AGE	1984 / 38		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$1,115,600		